



"VARIETY IN HUNTING AND FISHING"

NORTH DAKOTA GAME AND FISH DEPARTMENT

100 NORTH BISMARCK EXPRESSWAY BISMARCK, NORTH DAKOTA 58501-6095 PHONE 701-328-6300 FAX 701-328-6352

October 2, 1998

Colonel Kenneth S. Kasprisin
District Engineer
St. Paul District Corps of Engineers
Attention Mr. Robert Whiting
190 Fifth Street East
St. Paul, MN. 55101

Dear Colonel Kasprisin:

Re: North Dakota Game and Fish Departments (Department) Comments on the Corps of
Engineers, Draft General Reevaluation Report and Environmental Impact Statement (EIS)
East Grand Forks, Minnesota and Grand Forks, North Dakota

The Department has reviewed the aforementioned report and offers the following comments.

1 | Generally speaking, we believe that the proposed levee/flood wall/green way plan has the
potential to enhance fish and wildlife habitat in and along the Red River. The degree to which
the project will benefit fish and wildlife resources in the area will be dictated primarily by how
the "green way" is managed. For example, if the flood plain portion of the plan is allowed to
revegetate to natural areas of native trees, shrubs and grasses (with minimal pruning, removal
and mowing), it will provide substantially greater benefits than an area in which natural
2 | vegetation is suppressed or limited for flow conveyance. We recommend that the Corps
minimize efforts to remove woody vegetation in the green way and channel.

3 | The EIS states that approximately seven thousand linear feet of riprap will be required as part of
the proposed plan. We encourage the Corps to investigate the feasibility of using "soft
measures" as alternatives to riprap.

Sincerely,

Michael G. McKenna

Chief

Natural Resources Division

Response to comments from North Dakota Game and Fish

1. Concur. It is intended that the flood plain portion of the greenway revegetate to natural areas providing benefits to fish and wildlife resources.
2. Concur. The local sponsors will be encouraged to adopt a management strategy which minimizes, to the extent possible, the removal of woody vegetation in the greenway and channel.
3. Concur. Alternatives to the use of riprap will be explored during the preparation of plans and specifications.



NORTH DAKOTA DEPARTMENT OF HEALTH
Environmental Health Section

Location:

1200 Missouri Avenue
Bismarck, ND 58504-5264

Fax #:

701-328-5200

Mailing Address:

P.O. Box 5520
Bismarck, ND 58506-5520

September 17, 1998

John Shyne
Environmental Resources Section
Management & Evaluation Branch
St. Paul District, Corps of Engineers
Army Corps of Engineers Centre
190 - 5th St. E
St. Paul, MN 55101-1638

Dear Mr. Shyne:

This Department has completed its review of the Draft Environmental Impact Statement and 404(b)1 Evaluation for Flood Reduction at East Grand Forks, Minnesota, and Grand Forks, North Dakota.

Many of the project features can affect water quality and aquatic life, however, the preferred alternative results in reduced impacts to the riverine system during most flow events.

We have no objection to the issuance of a Section 404 permit. Furthermore, under Section 401 of the Clean Water Act, this Department hereby certifies this project will not violate applicable State Water Quality Standards, if the following are attached as conditions to the permit:

1. Compliance with our construction and environmental disturbance requirements (enclosed).
2. Wherever feasible, ponds are constructed for the purpose of collecting stormwater prior to discharge. The ponds should be sized to provide sufficient time for sediment removal.
3. The closure structure at the mouth of English Coulee be designed to allow fish passage during non-flood events.

Should you have any questions, I can be reached at 701-328-5237.

Sincerely,

Michael T. Sauer
Senior Scientist
Division of Water Quality

MTS:dgg

Enc:

Environmental Health
Section Chief's Office
701-328-5150

Environmental
Engineering
701-328-5188

Municipal
Facilities
701-328-5211

Waste
Management
701-328-5166

Water
Quality
701-328-5210



1200 Missouri Avenue
P.O. Box 5520
Bismarck, North Dakota 58506-5520
Fax #701-328-5200

Construction and Environmental Disturbance Requirements

These represent the minimum requirements of the North Dakota Department of Health. They ensure that minimal environmental degradation occurs as a result of construction or related work which has the potential to affect the waters of the State of North Dakota. All projects will be designed and implemented to restrict the losses or disturbances of soil, vegetative cover, and pollutants (chemical or biological) from a site.

Soils

Prevent the erosion of exposed soil surfaces and trapping sediments being transported. Examples include, but are not restricted to, sediment dams or berms, diversion dikes, hay bales as erosion checks, riprap, mesh or burlap blankets to hold soil during construction, and immediately establishing vegetative cover on disturbed areas after construction is completed. Fragile and sensitive areas such as wetlands, riparian zones, delicate flora, or land resources will be protected against compaction, vegetation loss, and unnecessary damage.

Surface Waters

All construction which directly or indirectly impacts aquatic systems will be managed to minimize impacts. All attempts will be made to prevent the contamination of water at construction sites from fuel spillage, lubricants, and chemicals, by following safe storage and handling procedures. Stream bank and stream bed disturbances will be controlled to minimize and/or prevent silt movement, nutrient upsurges, plant dislocation, and any physical, chemical, or biological disruption. The use of pesticides or herbicides in or near these systems is forbidden without approval from this Department.

Fill Material

Any fill material placed below the high water mark must be free of top soils, decomposable materials, and persistent synthetic organic compounds (in toxic concentrations). This includes, but is not limited to, asphalt, tires, treated lumber, and construction debris. The Department may require testing of fill materials. All temporary fills must be removed. Debris and solid wastes will be removed from the site and the impacted areas restored as nearly as possible to the original condition.

Response to comments from North Dakota Department of Health

1. Concur.

2. Concur. The specific design for the interior flood control will be developed in the near future. It is expected that ponding would be used to reduce the need for pumping. To the extent possible, this ponding would be designed to provide treatment of stormwater and provide wetland habitat. Further, it would be developed, where feasible, from project borrow sites.

3. Concur. The closure structure at the mouth of English Coulee will be designed to permit fish passage during non-flood events.



Office of the State Engineer

October 5, 1998

Colonel Kenneth S. Kasprisin
St. Paul District, Corps of Engineers
Attn: Environmental Resources Section
190 Fifth Street East
St. Paul, Minnesota 55101

Dear Colonel Kasprisin:

Thank you for providing the opportunity to review the document report titled "Draft General Reevaluation Report and Environmental Impact Statement East Grand Forks, Minnesota and Grand Forks, North Dakota- Local Flood Reduction Project, Red River of the North, August 1998."

The document and appendices were reviewed and the following comments are provided specific to the report:

- Section titled, "Grand Forks, ND and East Grand Forks, MN-Long Term Flood Abatement Project," Page 17, first full paragraph at the top of the page: The paragraph suggests that a new National Wildlife Refuge could be establish associated with the area between the flood protection features.

This concept raises many questions and concerns associated with state water development and management issues. Establishing a National Wildlife Refuge may conflict with the ability of local interests to develop additional water supply for beneficial use. Future water use and development, especially projects involving federal funds or permits, would be analyzed for its impacts on a National Wildlife Refuge. The potential for conflict must be recognized and the local sponsor needs to consider and be made aware of the ramification of federal ownership of riparian and wetland areas. We recommend that if this concept is pursued that management of these riparian and wetland areas should be done by the local or state wildlife and fishery agencies.

In addition, the report should contain a list of the various federal, state and local permits that need to be obtained prior to project implementation.

Thank you for providing the opportunity to review the document and to provide our comments. We look forward to the continued development and implementation of this very important flood control project.

Sincerely,

David A. Sprynczynatyk
State Engineer

DAS:LW:dd/830

Response to comments from Office of the State Engineer

1. Comment Noted.



DIRECTOR OF PUBLIC WORKS

— City of Grand Forks —

255 North Fourth Street • P.O. Box 5200 • Grand Forks, ND 58206-5200

(701) 746-2630

FAX (701) 746-2514

Lisa Hedin
Army Corps of Engineers Centre
190 Fifth St. East
St Paul, MN 55101-1638

October 2, 1998

RE: Transmittal of Project Information #28, General Reevaluation Report and Environmental Impact Statement Review Comments, Grand Forks Flood Protection

Attached for your review are our comments on the General Reevaluation Report and Environmental Impact Statement. In reviewing these documents we did not find any significant problems or deficiencies. The only item that I will bring to your attention here is the matter of the non-Federal sponsor balance. In footnote 10, page 31 it is shown that Grand Forks will pay an additional \$8,777,800 sponsor balance. This appears to be above the five-percent cash requirement and no explanation was provided.

Our comments on the Final Draft Programmatic Agreement for Flood Protection Measures for the Cities of Grand Forks, ND and East Grand Forks, MN were forwarded separately.

Please consider and incorporate these comments as appropriate. If you have any questions, please contact me at (701) 746-2628. Thank you.

Charles H. Grotte
Assistant Director of Public Works

Attachment

Cc: Ken Vein, w/atch
Christi Stonecipher, w/atch
Ed McNally, USACE, w/atch

REVIEW COMMENTS
ON
US ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
DRAFT - DATED AUGUST 1998
GENERAL REEVALUATION REPORT AND ENVIRONMENTAL IMPACT STATEMENT
EAST GRAND FORKS, MINNESOTA AND GRAND FORKS, NORTH DAKOTA

1. Page 10, 3rd paragraph. The Split Flow Diversion Evaluation information was integrated into the "Plan Comparison Letter Report" of February 1998, not the July 1997 "Alternative Plans Comparison Letter Report".
2. Page 19, 100-year level Levees & 210-year level Levees. The "Summary Description of Plan" for these two plans should included the "East Grand Forks" side as well.
3. Page 26, 1st bullet item. Here "MSE" is defined as "Modified Stabilized Earth", previously "MSE" has always been defined as "Mechanically Stabilized Earth", unless the two terms are completely interchangeable, please use only one of them to avoid confusion.
4. Page 28, 4th paragraph. There are actually three water intake facilities involved, thus the statement should read "(water intake facilities)".
5. Page 28, 4th paragraph. Reference is made to relocating three lift stations in East Grand Forks, but similar lift station work in Grand Forks is not mentioned.
6. Page 29, 3rd paragraph. Surveys for asbestos are mentioned, but not for other common hazardous materials, such as mercury, PCBs and refrigerants. These substances have been found in the environmental assessments completed for our on going demolition program.
7. Page 31, footnote 10. Clarify what the \$8,777,800 non-Federal sponsor balance is on the Grand Forks side of the project.
8. Page 35, schedule. This schedule reflects that the project would be turned over to the sponsor in October 2004, where as the 1st paragraph on page 30 stated that the project would start in the year 2000 and be completed in 6 years. Please resolve this conflict in the assumed schedule.
9. Page 39, 6th paragraph. This paragraph repeats a portion of the previous paragraph concerning the area upstream of the Red Lake River.
10. Page 39, 7th paragraph. This section discusses the redesign of the English Coulee Diversion. It does not address whether the capacity is based on the current runoff rates of the existing rural areas involved or if the design capacity takes into account future urbanization of the area near and surrounding the Diversion.

11. Page 47, 2nd paragraph. Reference to borrow site "east of Green's Nursery" in vague, suggest adding address, including city.
12. Page 49, all paragraphs. Provide addresses for locations defined by business name.
13. Page 53, 1st bullet item. Clarify the meaning of "interconnected", this could be interpreted as meaning that we have a combined sanitary and storm sewer system, which is not the case.
14. Page 55, 2nd bullet item. The RDO Food facility is actually a wastewater plant.
15. Page 55, 3rd & 7th bullet items. Do not agree with figures presented in the table on page 29.
16. Page 56, 1st, 3rd, & 4th bullet items. Do not agree with figures presented in the table on page 29.
17. Page 55, 16th bullet item. Page 28, 4th paragraph indicated that extension was 3.5 miles, not 4.0.
18. Pages 57, 58 & 59, items 30 & 31. Most costs are based on December 1997 unit pricing, please indicate the date of estimating for these two items as the "Index Factor to 10/98" is almost twice as much.
19. Pages 57, 58 & 59, items 1 & 30. It would appear that these two items should have the same "Index to Midpoint Factor" as they both show a "Midpoint of Feature Year" as Oct-2000, however the index numbers are different.
20. Pages 57, 58 & 59, item 31. The "Midpoint of Feature Year" is different than the other items with the "Midpoint of Feature Year" of Oct-2002.
21. Page 63, 1st paragraph. Levee heights were limited to 10 feet or less due to reliability not visual impact. The location on Belmont Road does allow room for a secondary levee if the one in the park does present problems in an emergency situation.
22. Page 66, 3rd paragraph. Alignments were not based solely on geotechnical safety, but on six different criteria.
23. Page 66, last paragraph. The dates shown here conflict with the schedule given on page 35.
24. Page 67, 1st paragraph. The second sentence is redundant.
25. Page 67, 1st paragraph. There are two counties involved in the project, hopefully the costs were based on current sales in both counties.
26. Page 67, table. The RDO treatment plant is actually a wastewater treatment plant.
27. Page 67, table. East Grand Forks is misspelled.

28. Page 68, 4th paragraph. Here it states there are 3 railroad closures and 16 road closures, whereas on pages 55 and 56, 4 railroad and 15 road closures are indicated.
29. Page 68, last paragraph. There is no mention of the English Coulee Pump Station, this would be one of the largest pump station in the project.
30. Pages 72, 76, 78 and 80, figures. The numbering system used for the various figures in not consistent.
31. Page 76, figure G-B. Map shows Northern Pacific and Great Northern Railroads, believe that both of these have been replaced by the Burlington Northern Santa Fe Railroad.
32. Page 79, 1st paragraph. Believe 9-percent annual growth should be 0.9-percent.
33. Page 79, 2nd paragraph. Believe there are only two golf courses in Grand Forks. There is a third gold course south of the City limits.
34. Page 81, 2nd paragraph. Verify the 8-percent growth pattern.
35. Page 81, last paragraph. The last sentence seems out of place.
36. Page 83, 3rd paragraph. Larimore is misspelled.
37. Page 86, table. Visitor projections seem very high.
38. Page 86, 2nd paragraph. Minnesota Street should be Minnesota Avenue.
39. Page 86, 2nd paragraph. The access mentioned at 8th Ave N is not shown on the map on page 87.
40. Page 87, 2nd paragraph. The major focus of the recreation plan is to provide multipurpose trails. The other trails mentioned here have not been addressed.
41. Page 87, 2nd paragraph. Figures 4, 5, and 6 are not labeled as such.
42. Page 89, last paragraph. The recreation benefits are shown here as \$2,199,600 whereas on page 86 they were said to be \$2,130,600.
43. Page 89, last paragraph. Clarify whether or not the \$337,000 estimated for maintenance is included in the \$564,000 listed for project maintenance on page 36.
44. Page 91, 1st bullet item. The levees in Grand Forks did not give way, they were over topped.

45. Page EIS-i, 6th paragraph. This sounds like the Greenway will be a "wild" area, not mowed or developed. While some areas may be that way, many areas will have some level of development.
46. Page EIS-12, 2nd paragraph. The Greenway will not all be natural conditions as stated here.
47. Page EIS-14, 3rd paragraph. There are no bison, elk or pronghorn in this area, only deer and some moose. The large mammals mentioned here are more common in western North Dakota.
48. Page EIS-15. Verify that the three types of wetlands discussed here, (Lacustrine, Alkali, and Riverine) are all relevant to this project.
49. Page EIS-16, last paragraph. Clarify the reference to "western rangelands", the Red River Valley is generally considered as a very fertile crop area, not rangeland.
50. Plate 15. Consider smoothing out the curves at Seward Ave and Lewis Blvd. By eliminating the ninety-degree turns it may be possible to save the home at 1423 Lewis Blvd as drive access to this property is actually off Seward Ave.
51. Plate 21. As proposed the intersection of River St and Reeves Ct is cut off, please review this area to see if it is possible to keep the intersection open.
52. Plate 21. The house at 507 Reeves Dr obtains access to the garage via the alley south of Reeves Ct. As this alley is being cut off, some other means of access will need to be found.
53. Plate 29. The cul-de-sac at 34th Ave S may not be needed if an arrangement for a three party driveway can be worked out. This would potentially save the home at 220 34th Ave S.

Response to comments from City of Grand Forks

This section only contains responses to comments on the DEIS made by the City of Grand Forks.

45. The statement has been clarified. (The paragraph is now located on page EIS-1.)

46. The statement has been clarified.

47. The paragraph describes pre-settlement conditions.

48. The wetland discussion is included to describe general conditions not only the immediate project area.

49. The reference has been clarified.

September 30, 1998

District Engineer
St Paul District, Corps of Engineers
190 5th St E
St Paul MN 55101-1638

ATTN: Environmental Resources Section

We are residents of the L & S Subdivision in Grand Forks Township and are writing to express our concerns of the Army Corps of Engineers proposed flood protection plan for the city of Grand Forks.

Our concerns are noted below:

- 1 | 1. Economic devaluation and social upheaval of our subdivision.
- 2 | 2. Invasive city and Corps dike lines that do not address the true causes of the Flood of 1997.
- 3 | 3. The taking of farmland through invasive dike alignment for no other reason than the greed of a developer.
- 4 | 4. The Corps has insufficient computer data on the affects of dikes rather than diversion and/or water storage.
- 5 | 5. The Corps has not sufficiently studied existing and new data on Red River Basin-wide water management.

The Corps now needs to study diversion of and storage of water in the Red River Valley Basin **prior** to the construction of the dike.

Sincerely,



Richard and Penny Abar
6810 Lake Dr
Grand Forks ND 58201
(701) 780-9064

Response to comments from Richard and Penny Abar

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

2. Comment noted.

3. Levee alignments were made along the most economical route. Some agricultural and open land was enclosed by the levee.

4. Diversion and upstream water storage were studied in sufficient detail to support the conclusions that neither would meet the project objectives of providing flood protection from a flood equal to that of 1997.

5. The St. Paul District of the U.S. Army Corps of Engineers fully recognizes the need for consideration of basin-wide water management strategies in the Red River of the North Basin. In fact, the Corps of Engineers is actively engaged with the International Red River Basin Task Force to specifically address basin-wide flooding issues following the 1997 floods. Reduction of peak flows could increase the factor of safety in East Grand Forks and Grand Forks but this would not result in a substantial alteration of the proposed alignment.

Whiting, Robert J MVP

From: eeinarso@prairie.NoDak.edu
Sent: Monday, October 05, 1998 4:56 PM
To: robert.j.whiting@mvp02.usace.army.mil
Subject: proposed dike alignment

1 | Mr. Whiting, I am a resident in the community of Grand Forks, North Dakota
which was greatly impacted by the flood of 1997. My neighborhood is
referred to as the Burke Addition which is adjacent to the south side of
the city of Grand Forks. I am writing to you to communicate my great
disappointment with the ACE. You have placed our entire neighborhood on
the "wet" side of a major dike without coming into our area and doing an
adequate study of the area. I can't believe that there is not an economic
2 | means to protect us. I feel your people (Lisa Hedin and co.) have been very
inflexible, uncommunicative, and even unprofessional with their handling of
our community welfare.

Response to comments from E. Einarson

1. As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

2. Information meetings have been held throughout the study by the city of Grand Forks and by the Corps of Engineers to explain the rationale for the proposed levee alignment and to seek public input.

802 DeMers Avenue, Grand Forks, ND 58201-4576
TELEPHONE (701) 775-4201 FAX: (701) 775-4433



October 5, 1998

District Engineer
St. Paul District, Army Corps of Engineers
ATTN: Environmental Resources Section
190 Fifth Street East
St. Paul, MN 55101-1638

RE: Draft Environmental Impact Study for L&S Addition and L&S 3rd Resubdivision
southeast of Grand Forks, ND

Attn: Mr. Robert Whiting

I am writing as a homeowner, since 1979, of 6625 Woodcrest Road, Grand Forks, ND 58201. The flood of April 1997 severely affected my real estate business in downtown Grand Forks and both of our family's duplexes in the northend of Grand Forks. Although our home survived quite well, we are still not recovered from uninsured severe losses from the flood.

As a REALTOR, I am concerned for property values of my own home and our fine neighbors southeast of Grand Forks as the proposed dike would leave so much property on the wet side of the dike. Re-sale would be harder, with less demand for our fine homes and a resulting significant loss in value.

The costs of a dike further east of our area would be minimal in comparison to the loss of value/compensation, plus, most of us are willing to be annexed to the city of Grand Forks at some later date. If protected by a dike further east, values of property would hold steady and/or increase giving the county/township and later city of Grand Forks more tax revenues for decades to come!

I am appealing to you to abandon your present thoughts on a dike line south of Grand Forks and work with Grand Forks City officials and our neighborhoods southeast of Grand Forks to come up with a more sensible conclusion to this matter.

Sincerely yours,

A handwritten signature in black ink that reads 'Paul R. Fladland'. The signature is written in a cursive, flowing style.

Paul R. Fladland

Response to comments from Paul R. Fladland

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

Cindy Hagen
822 Hillcrest Avenue
Grand Forks, ND 58201-8307

Phone: 701-772-5289
e-mail: chagen@gfherald.infi.net

October 3, 1998

District Engineer
St. Paul District Army Corps of Engineers
ATTN: Environmental Resources Section
190 Fifth Street East
St. Paul, MN 55101-1638

RE: Comments regarding the DEIS for the East Grand Forks/Grand Forks Flood Control Project

- 1 | I reside outside the city limits of Grand Forks in the Burke Addition (L and S Subdivision). We have 60 homes in addition, and over 25 more to the east of us. The current dike alignment will place the dike line to the west of our neighborhoods, abandoning us to lie between the river and the dike, placing all of our homes on the wet side of dike. My home will severely decline in value as a result of this dike alignment, and my neighbors and I will suffer economic loss under this alignment. Declines in property values in our neighborhood will result in reduction in tax bases, too. The Corps will have taken value from my property, and not compensated me. This is a "taking" of my property by the Army Corps and has not been addressed in the DEIS.
- 2 | In Appendix D-L, Part L, page 5 of the DEIS, a corps review noted regulations stating that all lands between levees (READ—on the "wet side" of a dike) shall be out of private ownership. I am on the wet side of a dike, yet I'm told I will not be bought out.
- 3 | The DEIS did not investigate alternatives such as basin-wide water management. This is very disturbing considering the release of water from Lake Traverse in April of 1997 resulted in worse flooding for the greater Grand Forks area and our neighboring towns to the north. Fix the water problems at their sources by retaining more water in the southern basin. There are *other options*, and the Corps has totally dismissed basin-wide management.
- 4 | Finally, *the DEIS did not investigate alternatives for the south-end dike alignment* which will affect my home and homes in the Burke Addition, East Lake, ShadyRidge, Northridge Hills, Grassy Hills and Loamy Hills additions. As I stated before there are *other options* that must be investigated before construction of a dike system for Grand Forks should begin—options that will not result in economic losses for myself and hundreds of home-owners along the south-end alignment.

Sincerely,

Cindy Hagen

Response to comments from Cindy Hagen

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

2. The statement that you refer to is confusing and clarification has been added to the report. However, the statement referred to the development of the greenway which is primarily the land between the levees in the two cities. At the south end of the project, there is no levee on the East Grand Forks side, so this statement does not apply.

3. The St. Paul District of the U.S. Army Corps of Engineers fully recognizes the need for consideration of basin-wide water management strategies in the Red River of the North Basin. In fact, the Corps of Engineers is actively engaged with the International Red River Basin Task Force to specifically address basin-wide flooding issues following the 1997 floods. Reduction of peak flows could increase the factor of safety in East Grand Forks and Grand Forks but this would not result in a substantial alteration of the proposed alignment.

4. Refinements of the levee alignments during the detailed design phase may slightly reduce the impact of the project on relocations. Alternative alignments were evaluated in the far southern end of the project, but were found to be infeasible.

Scott Hagen
822 Hillcrest Avenue
Grand Forks, ND 58201-8307

Phone: 701-772-5289
e-mail: sghagen@gfgfs.com

October 3, 1998

District Engineer
St. Paul District Army Corps of Engineers
ATTN: Environmental Resources Section
190 Fifth Street East
St. Paul, MN 55101-1638

RE: Comments regarding the DEIS for the East Grand Forks/Grand Forks Flood Control Project

1 I live outside of the city limits of Grand Forks in the Burke Addition (L and S Subdivision). We have 60 homes in my neighborhood. The current alignment will place the dike line to the west of my home, leaving me between the river and the dike, placing my home on the wet side of the dike. I will suffer economic losses because of this dike alignment--the value of my home will greatly decline. Furthermore, I will also be effected in the following ways: it will be difficult to obtain future financing; impossible to insure; and I will be forbidden to make improvements to my property.

I believe the Corps is not fairly considering our needs and concerns. With a population of about 350, we are representative of an average community in this state. I further believe that the Corps would not put such economic hardships on any other community our size. So the question remains, how can the Corps possibly continue its current course?

2 The Corps did not investigate alternatives such as basin-wide water management in the DEIS.

3 But of most importance, the DEIS did not investigate alternatives for the south-end dike alignment. The current alignment will result in severe economic losses for myself, my neighborhood and those in East Lake, ShadyRidge, Northridge Hills, Grassy Hills and Loamy Hills additions.

Sincerely,
Scott Hagen

Response to comments from Scott Hagen

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

Further, unless there are physical damages induced by the project, property owners would not be eligible for compensation. In your area, our analysis shows that there would be no induced damages resulting from the proposed project.

2. The St. Paul District of the U.S. Army Corps of Engineers fully recognizes the need for consideration of basin-wide water management strategies in the Red River of the North Basin. In fact, the Corps of Engineers is actively engaged with the International Red River Basin Task Force to specifically address basin-wide flooding issues following the 1997 floods. Reduction of peak flows could increase the factor of safety in East Grand Forks and Grand Forks but this would not result in a substantial alteration of the proposed alignment.

3. Alternatives to the south end alignment were studied but were not found feasible. Refinements of the levee alignments during the detailed design phase may slightly reduce the impact of the project on relocations.

September 5, 1998

District Engineer
St. Paul District, Army Corps of Engineers
Attn: Environmental Resources Section
190 Fifth Street East
St. Paul, MN 55101-1638

Dear Mr. Whiting:

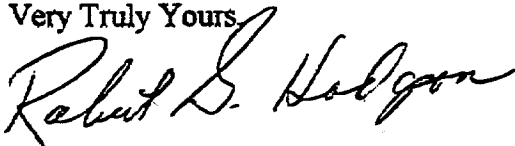
We live South of the Grand Forks city limits in the L & S Addition, sometimes referred to as the Burke Addition.

The Corps present dike location plan, as I understand it, is on County Road 8 South of the city. County Road 8 is one half mile West of our addition of 60 houses. This would put our addition and many others on the river side of the dike.

We are concerned that this will cast a "wet side" shadow on our house and our addition and negatively affect our property value. This happens at a bad time, since we are recently retired and have entertained thoughts of selling. It is also hard to understand a protection plan that bypasses an entire addition of 60 fine homes and hundreds of acres of future development land.

2 | Would we have any recourse, such as compensation of loss of value when selling?

Very Truly Yours,



Robert G. Hodgson

EIS-212